



46 Coniston Court, Holland Road

Hove BN3 1JU

Offers Over £280,000
Leasehold

- PURPOSE BUILT BLOCK
- TWO DOUBLE BEDROOMS
- SOUGHT AFTER LOCATION
- CLOSE TO ST ANNS WELL GARDENS
- SPACIOUS LIVING ROOM
- LONG LEASE
- CLOSE TO HOVE STATION
- NO ONWARD CHAIN

Whitlock & Heaps are delighted to present to market this two double bedroom flat forming part of the third floor of this purpose built building. Boasting two good sizes bedrooms, spacious living room with a separate kitchen. This property is brought to market with a long lease and no onward chain.

Bus routes operate locally making public transport throughout the city simple. St Ann's Well Gardens is a very short walk away with amazing scenery and lovely local walks. Bus routes operate locally making public transport throughout the city simple. You are in the catchment area of multiple schools for all ages as well as Hove mainline train station being a short walk away.

ENTRANCE HALL Cupboard housing electrics, intercom, cupboard housing water tank with separate storage cupboard, electric radiator.

KITCHEN Incorporating stainless steel bowl sink with mixer trap and drainer. Vinyl work surfaces with cupboards below and matching eye level cupboards. Four ring hob with oven below and extractor above. Space for fridge freezer and space for washing machine UPVC double glazed window overlooking front.

LIVING ROOM UPVC double glazed windows overlooking front, electric radiator.

BEDROOM UPVC double glazed window overlooking front, electric radiator, built in cupboard.

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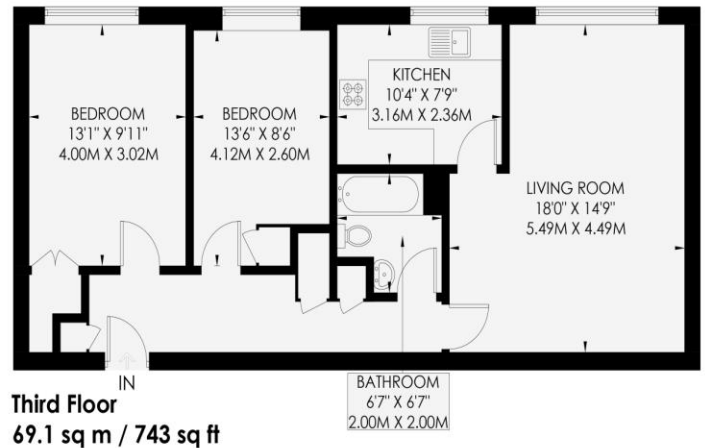
BATHROOM Comprising panelled bath with electric 'Triton' shower over. Tiled throughout with pedestal wash hand basin, low level WC, towel rail, extractor.

OUTGOINGS Lease - 980 years unexpired
Service charge - £2,300 per annum

CONISTON COURT

HOVE

APPROXIMATE GROSS INTERNAL AREA
69.1 sq m / 743 sq ft
INCLUDING LIMITED USE AREA OF
0.4 sq m / 4 sq ft

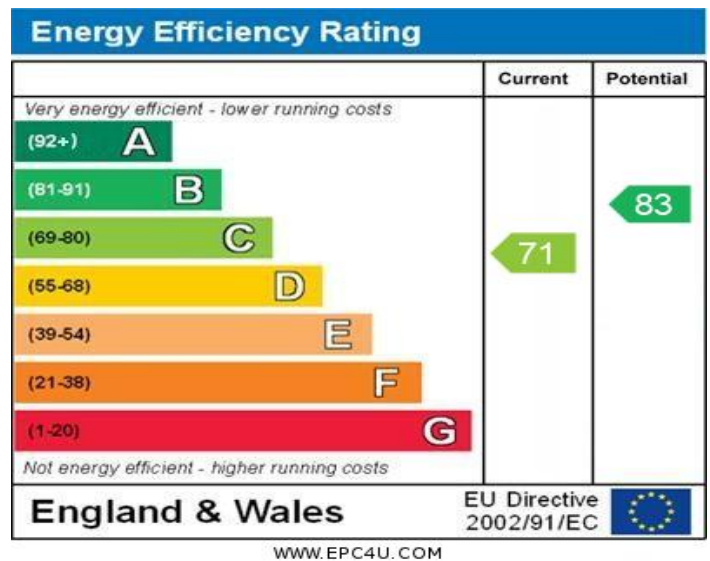


Whitlock & Heaps Floor plans for illustration and identification purposes only and is not to scale. Pools, gardens, balconies and terraces are illustrative only and excluded from all area calculations. All site plans are for illustrative purposes only and are not to scale. This floor plan has been produced in accordance with Royal Institution of Chartered Surveyors' International Property Standards 2 (IPMS2).

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- M: Measuring Points
- S: Storage Cupboard
- W: Fitted Washbasin
- J: Garden Shrouded for Display
- CH: Ceiling Height
- T: Hot Water Tank
- FF: Integrated Fridge / Freezer
- B: Head Height Below 1.5m Boiler

RICS Certified Property Measurer



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